

995 148 Avenue NW
Calgary, Alberta

MLS # A2223620



\$559,900

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| Division: | Carrington | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,396 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Back Lane, Views, Waterfront, Wetlands | | |

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|--------------------|---------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Mixed | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island | | |

Inclusions: None

BRAND NEW | NO CONDO FEE |POND VIEWS| 3 BEDROOMS | 2.5 BATHROOMS | DOUBLE ATTACHED GARAGE | UPGRADED FINISHES | Welcome to this NEW beautifully designed 2-storey NO CONDO FEE townhome in the sought-after community of Carrington in NW Calgary! Offering a front porch ,3 spacious bedrooms, 2.5 bathrooms, Triple Glazed Windows,Wireless light control switches, black hardware package, upgraded finshes package and a double attached garage with unfinished basement, this home is perfect for families and professionals alike. Step inside to a bright, open-concept main floor featuring stylish LVP flooring throughout. The modern kitchen is equipped with quartz countertops, upgraded cabinets, stainless steel appliances, and a generous dining area, perfect for entertaining. A cozy living room and convenient half bath complete the space.This floor comes with abundant and unobstructed views of the pond at front of the home. Upstairs, you'll find a generous sized primary bedroom with a upgraded walk in shower in ensuite and a walk in closet, mornings are better when you wake up to pond views through the windows, two additional well-sized bedrooms, a second full bathroom, and a large balcony—ideal for relaxing with your morning coffee. The unfinished basement comes with plumbing rough ins for potential future development.This home also comes with comes with a 200-amp panel, EV charging rough in, and solar panel rough-in.Nestled in a family-friendly community, this home is short distance from shopping, ponds and Highway. Enjoy the charming front porch with the pond views while sipping morning tea, an upper-floor laundry area, and the convenience of NO condo fees! Don’t miss out—schedule your showing today!